

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

February 10, 2015

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:01 P.M.

MAYOR: Toby Mileski

COUNCILMEMBERS: Scott Boehme
Jerry Burns
Michael Humphreys (*absent*)
Steve Gibson
Mel Marker

STAFF: Melinda Greenwood Laurie Hellstrom
Valerie Claussen Ryon Hadley

VISITORS: Terrie Stephenson Jarom Barker
Dowen Rydalch Dawson Pitcher
David Hover Van Henrie
Cooper Swenson Gage Miner
Mark Stuart Brent Barker
Tony Pitman Andy Nef

Pledge of Allegiance: Boy Scout Troop 52

Opening Prayer, Reading or Expression of Thought: Toby Mileski

Comments/Questions for the Mayor & Council for items not on the agenda.

Brent Barker: thanks for allowing the Boy Scout Troops to attend the meetings.

Consent Items:

Motion was made by CM Boehme to approve the minutes of January 27, 2015 and the bills of Pleasant View City. 2nd by CM Burns. Voting Aye: CM Boehme, CM Burns, CM Marker, and CM Gibson. Motion passed 4-0.

1. Public Hearing - Discussion and possible action on ZTA 14-038, a text amendment to the Municipal Code Title 18, Chapter 18.42 for the inclusion of supplementary standards regarding temporary outdoor storage continued from the January 13, 2015 Meeting. (Presenter: Valerie Claussen)

Motion was made by CM Burns to continue the public hearing from January 13, 2015 on the discussion and possible action on ZTA 14-038, a text amendment to the Municipal Code Title 18, Chapter 18.42 for the inclusion of supplementary standards regarding temporary outdoor storage. 2nd by CM Gibson. Voting Aye: CM Boehme, CM Burns, CM Marker, and CM Humphreys. Motion passed 4-0.

Valerie Claussen: the planning commission recommended approval with changes. The changes were reviewed. CM Boehme: this is for commercial areas not residential?

Valerie Claussen: yes. CM Burns: for commercial sites outside storage functions of the

business is allowed but not outside storage (lease space). CM Boehme: there are some chain-link fences with slats are already there but you can see through fence cracks. Why not require solid fences? Valerie Claussen: the partial answer is that there is already so much existing fencing there. Is it important to have solid fencing? CM Boehme: yes. We are too lax. Mayor Mileski: vinyl fences blow over. CM Boehme: there are a lot of solid fence materials. Valerie Claussen: the planning commission would be okay to be more stringent. CM Boehme: other communities are more stringent. Scratch chain-link fences. CM Gibson: junk is junk. Solid fences could be written on and also look bad. I don't know if you can put that required cost on businesses. CM Boehme: other communities do. CM Gibson: we are trying to hide something. CM Boehme: a chain-link fence doesn't. CM Gibson: we should at least require the minimum. Valerie Claussen: that is all you will get - the minimum. CM Boehme: step up our standards. CM Gibson: the place needs to look nice. CM Boehme: there is a lot of new commercial coming. Valerie Claussen: in the Gateway Zone if there are personal items stored there we never go after the owners. It is complaint driven. Mayor Mileski: the Gateway and Mix are the majority zones. Will we be getting any Gateway type businesses? Valerie Claussen: maybe. Mayor Mileski: looking forward, if Parkland Drive extends to the north in the EDA area then we might be looking at light industrial or manufacturing uses. A 6' fence will not be located in the front of the building but on the side and rear of the building. Outdoor storage will regulate is self. Valerie Claussen: there are no changes proposed in the nuisance ordinance. The language in the commercial gateway already talks about a buffer where it abuts noncommercial. CM Boehme: what if we stipulate the use of chain-link in the rear part of a lot and a solid fence in front or on corner lots. Anything parallel with a street has to have a solid fence. Mayor Mileski: what about the gates? Valerie Claussen: I would request that we bring back a clean ordinance to the council with all the proposals. CM Marker: dumpsters at businesses have solid gates. CM Burns: I agree that we need an enhancement. We don't want to look like Ogden. Frontage should have formal upgraded fencing in keeping with what we want our community to look like. CM Gibson: landscaping and fencing would look better or it could also be ugly. Mayor Mileski: I like requiring solid fencing parallel to streets. Landscaping in front of gates could be an option. Valerie Claussen: businesses want to optimize their space and will not want to step back for landscaping. CM Gibson: we want to make the city welcome these organizations. Limited government is always better. The question is on what is too high of a demand. We need to drive someday to these other cities. Mayor Mileski: fences save on police calls. Mayor Mileski asked for comments from the public. Tony Pitman: I would like to see upgraded solid fencing. My concern is that there are existing fences and it may start looking like a mix-match area unless we find a way of upgrading everyone. Maybe we need to market the area to companies that are additional costs with a higher level of fencing but it is an upgraded area. CM Boehme: we can require this. This is an EDA area and we are paying incentives to them to come. That shouldn't be difficult for them. Gage Miller: have rules so things look nicer.

Motion was made by CM Boehme to continue the public hearing to March 10, 2015 to have staff make updates to the ordinance. 2nd by CM Gibson. Voting Aye: CM Boehme, CM Burns, CM Marker, and CM Gibson. Motion passed 4-0.

2. Discussion and approval of the Basement Rental Policy. (Presenter: Melinda Greenwood)

Motion was made by CM Marker to approve the Basement Rental Policy recommend by the City Administrator. 2nd by CM Burns. Voting Aye: CM Boehme, CM Burns, CM Marker, and CM Gibson. Motion passed 4-0.

3. Cancel the August 11, 2015 City Council Meeting due to primary elections.

Motion was made by CM Gibson to cancel the August 11, 2015 City Council Meeting due to primary elections. 2nd by CM Gibson. Voting Aye: CM Boehme, CM Burns, CM Marker, and CM Gibson. Motion passed 4-0.

OTHER BUSINESS:

Mayor Mileski: tomorrow at Weber Basin is the water right protests. We are protesting Gushing Springs, Randy Marriot's secondary water source in North Ogden and our well is being protested upon. Pickleball's RFP has been sent to the paper for advertisement. Lacrosse is not being funded by RAMP this year. There is a 2.5% increase in our CWSID bill. I am working on the big truck parking issue in Parkland Subdivision and on 2700 N.

Melinda Greenwood: the cost estimate on the well and reservoir is \$825K. The bond will be for a lesser amount. Bank of Utah is still holding the rate for us. Though the rates are lower than last year it would be hard to find an institution that would want to bond for a smaller cost project if we thought we could shop for a better interest rate. Staff is working with the Ombudsman regarding Harris Hills. We have talked with Carson Jones and Leroy Harris today. We are looking at the Little Missouri for a more accurate zone and maybe there will be a shift in the zone. We also need to look at our source protection ordinance. We will be talking tomorrow about rumble strips. We may get noise complaint from using them. I am involved in two ULCT committees.

CM Gibson gave a Mosquito Abatement update. We are three to four weeks ahead in Mosquitos. We need to put in the newsletter about their spraying service. We also need to let residents know that the fog kills beehives and they need to notify the Mosquito Abatement so they know where the beehives are at. I still would like the City Administrator's project list.

CM Burns: the first Founder's Day Meeting will be March 3, 2015 at 1:00. The signage at Shady Lane Park is coming forth.

CM Boehme: I will absent at the February 24th City Council meeting.

Valerie Claussen: March 17th is the public workshop on 2700 N Corridor. An Adequacy Facility application will be heard at your next meeting.

Ryon Hadley presented their Police Department's statistics for the 2014 year and for the month of January. We may be able to fund cameras from the alcohol grant.

Adjournment: 8:19 P.M.